GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

The Andhra Pradesh Rights in Land and Pattadar pass Books Act, 1971 - "The Andhra Pradesh Record of Rights(Certificate of Ownership for Gramakantam Land) Rules, 2022- Preliminary Notification - Orders- Issued.

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REVENUE (LANDS-I) DEPARTMENT

G.O.Ms.No.208 Dated:04-04-2022

Read the following

1. The Andhra Pradesh Rights in Land and Pattadar Pass Books Act, 1971 (Act No.26 of 1971)
2. The Andhra Pradesh Rights in Land and Pattadar Pass Books Act, 1971 amended vide Ordinance No.8/2021, dated: 29-07-2021.
3. From the Spl.CS & CCLA, LR-I/336/2021 Dt.11.10.2021
4. G.O.Ms.No.357 Revenue (Lands.I) Department dt.08-12-2021
5. G.O. Ms. No 366 Revenue (Lands-I) Department Dt 20.12.2021.
6. G.O.Ms.No.54, Revenue (Lands.I) Department dt.04-02-2022

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ORDER:

The Survey of Village Abadi and Mapping with Improvised Technology in Village Areas (SVAMITVA) Scheme, a Government of India scheme launched by the Hon'ble Prime Minister of India on National Panchayat Day i.e. 24th April, 2020. The YSR Jagananna Shaswata Bhu Hakku mariyu Bhu Raksha Pathakam" is a comprehensive Re-Survey of Agriculture lands, Habitation of Rural and Urban areas. The schemes mandate to survey all the households/properties of rural non-agricultural areas (Habitations) through Drone Technology and provide an integrated property validation solution for rural Andhra Pradesh through issue of Ownership certificates to the occupants/owners. The 'Record of Ownership' is prepared to enable the rural households to use their property as a financial asset for taking loans and other financial benefits from banks.

2. Therefore, to implement the prestigious programme of the Government i.e. Survey of all lands irrespective of its usage falling within Gramakantam lands in the village and to issue Certificate of Ownership to the owner, Sections 2 and 6-A of the Andhra Pradesh Rights in Land and Pattadar Pass books Act, 1971 (Act No.26 of 1971) have been amended providing legal sanctity to survey all lands located in the Gramakantam lands in the village and issue Certificate of Ownership to the owners of these lands.

3. Whereas, the Andhra Pradesh Rights in Land and Pattadar Pass Books Act 1971 has been amended accordingly vide Ordinance No.8/2021 dated: 29.07.2021. As recommended by the Spl.CS & CCLA in the reference 3rd read above, and after careful examination, Government have framed "The Andhra Pradesh Rights in Gramakantam Lands and Certificate of Ownership Rules, 2021" and issued Preliminary Notification vide Government orders 4th read above and issued Final Notification vide Government orders 5th read above.

4. The Final Notification orders issued vide 5th read above have been kept in abeyance vide Government orders 6th read above due to some technical reasons. Now, the Government have decided to supersede the said Rules, 2021 and to issue revised Rules by issuing a preliminary notification.

5. Accordingly, the Spl. CS & CCLA has sent revised proposals framing "The Andhra Pradesh Rights in Gramakantam Lands and Certificate of Ownership Rules, 2022" after consulting the Commissioner, Survey Settlements and Panchayat Raj department. After careful examination, Government have decided to frame rules for Gramakantam lands named "The Andhra Pradesh Rights in Gramakantam Lands and Certificate of Ownership Rules, 2022".

6. Accordingly the following preliminary Notification will be published in an extraordinary issue of the Andhra Pradesh Gazette dated:04-04-2022.

PRELIMINARY NOTIFICATION

In exercise of the powers conferred by the subsection (1) of section 11 of Andhra Pradesh Rights in Land and Pattadar Pass Books Act 1971 (Act No.26 of 1971), and in supersession of "The Andhra Pradesh Rights in Gramakantam Lands and Certificate of Ownership Rules, 2021" issued in G.O.Ms.No.366, Revenue (Lands.I) Deprtment, dated 20th December, 2021, the Government hereby make "The Andhra Pradesh Record of Rights (Certificate of Ownership for Gramakantam Land) Rules, 2022, and they are here by published for the general information in the Andhra Pradesh Gazette as required under sub section –(1) of Section 11 of the said Act.

Notice is hereby given that the aforesaid rules will be taken into consideration by the Government after the expiry of (12) days from the date of publication of this notification in the Andhra Pradesh Gazettee and that any objections or suggestions if any received before the expiry of the aforesaid period will be considered by the Government of the Andhra Pradesh. The Objections and suggestions should be addressed to the Special Chief Secretary to Government, Revenue (Lands) Department, A.P. Secretariat, Government of Andhra Pradesh, Velagapudi.

The Andhra Pradesh Record of Rights (Certificate of Ownership for Gramakantam Land) Rules, 2022

CHAPTER-I-

SHORT TITLE, DEFINITIONS AND FORM OF RECORD OF RIGHTS

1. SHORT TITLE AND EXTENT:

(1) These Rules may be called "The Andhra Pradesh Record of Rights (Certificate of Ownership for Gramakantam Land) Rules, 2022"
(2) They shall extend to all the areas where the Andhra Pradesh Rights in Land and Pattadar Pass Books Act, 1971 is in force.

2. DEFINITIONS:

(1) In these rules, unless the context otherwise requires, —

1. "Act" means the Andhra Pradesh Rights in Land and Pattadar Pass Books Act, 1971.
2. "Amendment and maintenance of Record of Rights in lands" means and includes the amendments to the record of rights under Sections 3(3), 5, 8(2) and 9 of the Act.
3. Certificate of Ownership" means Certificate of Ownership as defined under Section 2(1-g) of the Act that will have the same effect as the documents mentioned in Section 17 (b) of Registration Act 1908.
4. "Commissioner "means Chief Commissioner of Land Administration
5. "Deputy Tahsildar (Resurvey)" means officer so appointed by the Government for the purpose of Resurvey
6. "Draft Land Record" means the record prepared after completion of Resurvey but before final publication of notification under Section 13 of the Andhra Pradesh Survey and Boundaries Act 1923
7. "Form" means the form appended to these rules;
8. "Land" means for the purpose of these rules Gramakantam land

9. "Land Parcel" means Gramakantam Land having an assigned numeric code for which location and boundaries are marked;

10. "Record of Rights" means in respect of owners title of land and in respect of other rights and interests in land prepared for the first time or brought up to date as per the provisions of the Act and maintained in electronic form

11. "Recording Authority" means Recording Authority so appointed by the District Collector as per Sec 2 (10) of the Act

12. "Revenue Divisional officer" means Dy Collector in charge of Revenue Division and includes a Sub Collector or Assistant Collector as defined under Sec 2(10-a) of the Act.

13. "Section" means a section of the Act;

14. "Tahsildar" Means officer in charge of Revenue Mandal as defined in Sec 2 (4-a) of the Act

15. "Unique Id" means Unique Identification number assigned to Land Parcel located in Gramakantam Land;

16. "Village Secretariat" means Village Secretariat as notified by the Government;

(2) All the Words and expressions used in the Andhra Pradesh Rights in Lands and Pattadar Pass books Act 1971, shall have the same meaning in these Rules.

3. FORM OF RECORD OF RIGHTS:

(1) The Record of Rights (" గ్రామకంఠం భూహక్కు రిజిస్టర్ ") shall be prepared initially in "Form-GK-I" and subsequently maintained in "Form-GK-II"
(" వ్యక్తిగత గ్రామకంఠం భూహక్కు రిజిస్టర్ ") for every separate Revenue Village.

Provided the Record of Rights shall be arranged according to Gram Panchayat Jurisdiction and the Village Secretariat Jurisdiction

(2) The Record of Rights shall be prepared or brought up to date by the Recording Authority appointed for the purpose as per Sec 2(10) of the Act

CHAPTER-II

PROCEDURE FOR PREPARATION AND UPDATION OF RECORD OF RIGHTS

4. PUBLICATION OF DRAFT RECORD OF RIGHTS AND THE NOTICE AND CONDUCT OF ENQUIRY:

(1) The Draft Land Register prepared at any stage of the Survey/Resurvey conducted as per Section 3 (1) of the Act by the competent authority, shall be the draft Record of Rights of that village.

(2)The Recording Authority shall publish the Draft Record of Rights and a notice in Form-GK-III declaring his intention to prepare Record of Rights in the village in Form-GK-I(" గ్రామ కంఠం భూ హక్కు రిజిష్టరు") .

(3) The Notice shall declare his intention to prepare a Record of Rights in accordance with the Draft Record of Rights in all lands in the village and calling upon all persons to attend to Gramsabha convened not earlier than seven (7) days from the date of issue of notification in Form-GK-III to file claim in writing in duplicate either on a plain paper or in Form-GK-IV.

(4) The Recording Authority shall enter all claims received in the register in Form-GK-V and conduct enquiry in the manner as specified in Rule 9.

5. **Passing of Orders on claims by Recording Authority:** After completion of inquiry, referred to in sub rule (4) of Rule 4 above the Recording Authority shall pass orders in respect of:

(i)Change of Register of Holdings in Undisputed cases of Succession: the cases requiring change of Register of Holdings necessitated by the death of registered holder i.e., succession, the entry of the names of the heirs, the names of all the heirs entitled to shares in the property should be registered and orders issued accordingly; The Recording Authority shall refer all disputed cases under this category to Dy. Tahsildar (Resurvey)or such other officer for determination in due course.

(ii)Change of Register of Holdings in Disputed Cases of Succession: In respect of cases falling under Rule 5(i), the Dy Tahsildar (Resurvey) shall hold a summary inquiry as to who has the right to succeed to the property of the deceased registered holder, according to the principles of the Law of Succession which govern the case and give notice to all persons known or believed to be interested to the effect that the registry will be made in the name of the person found to be entitled, unless a declaration is filed, within thirty(30) days from the date of the notice, by any person objecting to the registry, stating that he has instituted a suit in a Civil Court to establish his superior title and an authenticated copy of the plaint in the suit is produced. If no declaration is filed, the registry should be made as stated in the notice, at the expiration of thirty (30) days. If a declaration is filed, the result of the suit should be awaited before taking further action.

(iii)Change of Register of Holdings in Undisputed cases of Sale, Gift etc.,.: In cases requiring change of registry necessitated by sale, gift, etc., through registered documents, if there is no dispute, the Registry of a holding should be altered to correspond with the transfer of its ownership. Where the Registered holder is not a party to a registered transaction, the registered holder should be enquired. The parties involved in a transfer should be connected by a complete chain of registered documents and orders issued accordingly. The Recording Authority shall refer all dispute cases under this category to Dy Tahsildar (Resurvey)or such other officer for determination in due course.

(iv)Change of Register of Holdings in Disputed Cases of Sale, Gift, etc: if the chain is not complete, the Dy Tahsildar (Resurvey) can consider other evidence such as statements of respective neighbours, House tax receipts, Aadhar address proof, Water tax receipts, Bank pass book, Electricity bills etc., and take a decision. Seven days (07) time shall be allowed for filing objections if any, and an enquiry be held in respect of the same. Thereupon, transfer of registry shall be ordered unless the objection is found to be valid.

(v)Change of Register of Holdings in respect of claims with no documents: In cases of claims having no documents the Recording Authority shall examine the person claiming the land has possession over the land beyond twelve (12) years, and consider his claim only after establishing through local enquiry and other evidence(s) such as statements of respective neighbours, Aadhar address proof, Bank pass book , Electricity bills etc., to take decision and orders issued accordingly.

(vi)Change of Register of Holdings if no claim is received: The Recording Authority shall examine relevant registers maintained by Gram Panchayat, records and accounts already maintained in respect of the land in the village viz., Household Assessment Register, Property Tax Register, Revision Register conduct local enquiry and other evidence(s) such as statements of respective neighbours arrive at the actual owner of the land and orders issued accordingly.

(2) After completion of enquiry and issue of orders Recording Authority shall prepare the final Record of Rights including all undisputed and disputed claims and keep them at the custody of the Village Revenue Officer for inspection by all interested persons.

6. Publication of Final Record of Rights:

(1) The Collector of the District, and any officer designated by the Collector for this purpose in exercise of their general powers of supervision, shall be competent, suomoto, to test and revise the entries in the final Record of Rights.

Provided that no revision shall be made without giving an opportunity to any person whose name is entered in the Record of Rights, as having any interest in the land in respect of the entry relating to which the alteration is proposed of making a representation in that behalf.

(2) The Recording Authority shall publish the final Record of Rights of the village in the manner as at Rule 8 in Form GK-VI.

(3) Within fifteen days (15) of the confirmation of the final Record of Rights the Recording Authority shall hold a Gramsabha at which the final Record of Rights shall be read out for the information of those present.

CHAPTER III:

PREPARATION OF FORM-GK-II (" వ్యక్తిగత గ్రామ కంఠం భూ హక్కు రిజిష్టరు")

7) Preparation of Gramakantam Lands Register:

(1). After the publication of the notification in Form GK-VI the Tahsildar concerned shall arrange to recast the information in Form GK-I (" గ్రామ కంఠం భూహక్కు రిజిస్టర్ ") to Form GK II (" వ్యక్తిగత గ్రామ కంఠం భూ హక్కు రిజిష్టరు") and authenticate the entries in respect of each person.

(2) After the preparation of the register in Form-GK-II the Tahsildar concerned shall arrange to get the Certificate of Ownership prepared with reference to the entries in Form-GK-II and deliver the same to the persons concerned in a Gram Sabha convened with a previous notice in Form-GK-VII of at least seven (07) days. The notice shall be published in the manner prescribed in Rule 8.

CHAPTER-IV:

PUBLICATION AND ENQRUIRY

8. PUBLICATION OF NOTIFICATION:

Any notice that is required to be published to fulfil any provision of these rules shall be published in the following manner namely –

a. by affixture at a conspicuous place in the Village Secretariat

b. by affixture on the notice board of the Gram Panchayat Office in which the village is situated

c. by affixture on the notice board of the office of the Tahsildar in which the village is situated

d. by affixture on the notice board of the office of the Mandal Praja Parishad in which the village is situated:

e. by beat of tom tom in the village;

Provided the notice in Form-GK-III and Form-GK-VI shall also be published in the (1) Andhra Pradesh Gazette or the District Gazette of the District in which the village is situated and (2) official website of the district

9. CONDUCT OF ENQUIRY:

(1) The inquiry shall be conducted in the village on the designated date.

(2) During the inquiry referred to in sub-rule (1) the officer concerned shall:

1. receive further statements of claims in writing that may be submitted to him;

2. hear any oral representation made in respect of any claim and make a summary record of such representation; and

3. The Officer concerned during inquiry to ascertain the facts of the case may examine registers maintained by Gram Panchayat, Manually and Electronically maintained Records of the Revenue Department or any other Government department Household Assessment Register, Property Tax Register, Revision

Register, obtain Aadhar address proof, Bank pass book, Electricity bills etc., and may also conduct local enquiry if necessary.

(3) The officer concerned holding an inquiry, if he so thinks fit, adjourn the enquiry to a later date or dates. However the adjournment shall ordinarily be only once. The adjourned inquiry shall be held in the village and the date or dates to which the inquiry is adjourned shall be announced in public by the officer concerned himself at the time of adjournment on the day on which the enquiry could not be taken up or finished.

(4) Every Recording Authority, Appellate Authority or other Officer holding an enquiry under the Act shall have, in addition to the powers referred to in Clauses (a) and (b) of Section 10 of the Act the same powers as are vested in a Civil Court under the Code of Civil Procedure, 1908 when trying a suit for the purpose of entering upon and inspecting any land or taking or causing to take measurements thereof.

CHAPTER V:

RECTIFICATION, MAINTENANCE OF AND AMENDMENT TO RECORD OF RIGHTS

10. Rectification of entry in Record of Rights :

(1) Any person affected by the entry in the record of rights may within one year from the date of publication of notice in Form-GK-VI made as referred to in sub-section (3) of Section 3 of the Act make an application for the rectification of an entry in a Record of Rights to the Tahsildar of the Mandal in which the village is situated.

(2) The Tahsildar shall hold an enquiry as per the provisions of Rule 9 and give his decision on the application for rectification of an entry within a period of Ninty (90) days.

11. Maintenance of Record of Rights:

1. Maintenance of Record of Rights: Maintenance of Record of Rights means incorporation of the following orders passed by the competent authority in the Record of Rights:

a. Decisions of the Dy Tahsildar (Resurvey) on dispute cases as at clauses (ii) and (iv) of sub-rule (1) of Rule 5 above;

b. correction of entries in pursuance of orders passed under Rule 10 above;

2. The Tahsildar as and when orders are received in respect of clauses (a) and (b) of sub-rule(1) above shall make necessary amendment to the Record of Rights

12. Amendment to Record of Rights: (1) Incorporation of all mutations in pursuance of orders passed under Section 5 of the Act"

(2) The intimation of acquisition of rights to the Tahsildar concerned under section 4 (1) of the Act, by any individual shall be in Form GK-VIII either at Mee Seva Centre or Village Secretariat and the Registering Officer of Registration Department shall send intimation to the Tahsildar under section 4(2) of the Act electronically by transferring the data to the electronically maintained Record of Rights on real time basis.

(3) Orders on all intimations shall be passed by the Tahsildar within a period of Thirty(30) days from the date of receipt of intimation.

13. Procedure for carrying out amendment to the Record of Rights:

(1) The notice as referred to in sub-section (3) of section 5 of the Act in Form GK-IX generated electronically enclosing a draft amendment to Record of Rights in the Form GK-II and generated electronically as per the intimation received shall be issued to all persons whose names are entered in Record of Rights and who are interested or affected by the amendment duly publishing such notice in the manner specified in Rule 8.

(2) The inquiry shall be conducted by the Tahsildar as per the provisions of Rule 9 and pass orders within the stipulated period either making an amendment or refusing to make such an amendment.

(3) In cases of change in Register of Holdings on claims of succession the Tahsildar shall insist on payment of Stamp duty payable as per the existing rates and then only proceed for mutation.

(4) In deciding the requests of mutation the Tahsildar shall be guided by the principles laid down in Rule 5.

(5) In every case of Mutation wherever necessary Sub Division of the plot shall precede the mutation.

(6) If the order is as per the request made in the intimation or where no order is passed within the stipulated period, the draft amendment to Form GK-II, copy of which was enclosed to the notice in Form GK-IX shall become final automatically in the electronically maintained Record of Rights.

(7) The Tahsildar concerned shall maintain for every village a separate Register containing the abstract of the intimations received under Section 4 of the Act. The orders passed under sub-sections (3) and (5) of Section 5 of the Act, either making an amendment or refusing to make such an amendment shall be maintained in Form GK-VII.

(8) Discharge letters from the credit agencies shall be acknowledged by the Tahsildar and treated as intimation of acquisition/loss of right under Section 4, if it contains the details prescribed in Form-GK-VIII.

CHAPTER-VI:

APPEAL AND REVISION

14. (1) Appeal on amendment cases: An appeal against every order of the Tahsildar concerned either making an amendment in the Record of Rights or refusing to make such amendment shall lie under sub-section (5) of Section 5 of the Act, to the Revenue Divisional officer/Sub Collector or such authority as may be notified by the Commissioner.

(2) Every appeal referred to in sub-rule (1) shall be filed electronically duly uploading the grounds of appeal within a period of sixty(60) days from the date of communication of the order and shall be accompanied by a copy of the order appealed against.

15. Revision:

(1) Revision on Maintenance of Record of Rights: Every revision (a) Decisions of the Dy Tahsildar (Resurvey) on dispute cases as at sub Rule (ii) and (iv) of Rule 5 above and (b) correction of entries in pursuance of orders passed under Rule 10 above shall be in writing and set forth concisely the grounds there of and shall be accompanied by a copy of the order or proceeding against which revision is sought.

(2) Revision on Amendment to Record of Rights: Every revision on the orders of the appellate authority referred to at Rule 14(1) above shall be in writing and set forth concisely the grounds there of and shall be accompanied by a copy of the order or proceeding against which revision is sought.

(3) In case, a suomoto revision is initiated, the grounds on which the revision is initiated shall be communicated to the person or persons likely to be adversely affected.

(4) In case it appears to the Collector on examination that any such record, order or proceeding should be amended, modified, annulled, reversed or remitted for reconsideration, the Collector may pass orders accordingly, after giving sufficient opportunity to the party or parties likely to be adversely affected to make written or oral representation before issue of orders

(5) The orders under revision shall be final and there shall be no further review by the Collector.

CHAPTER VII

MISCELLANEOUS

16. Certificate of Ownership: -

(1) The Certificate of Ownerships in Form-GK-X shall be prepared taking a village as a Unit.

(2) The Certificate of Ownership shall be prepared electronically issued electronically, bilingually in Telugu and English. Issue of manual Certificate of Ownership is not permitted.

(3) The Certificate of Ownership shall have the same evidentiary value with regard to the title for the purpose of creation of equitable mortgage under the provisions of the Transfer of Property Act, 1882 as a registered document registered by a Registrar of Assurances.

17 . Giving effect to court decrees:

Whenever a Court decree about acquisition of title by purchase of land through deeds on plain paper or by oral purchase is received from Court or presented to the Tahsildar concerned for implementing and incorporating changes in the Record of Rights, the Tahsildar shall make necessary changes in the Record of Rights based on Court decree only after collection of stamp duty and registration fee on the sale price of the land or current market value of the land whichever is higher. If the person seeking execution of Court decree claims that he had already paid proper and adequate stamp duty in the Court and produces certificate issued by the Court to this effect and other evidence to the satisfaction of the Tahsildar, he shall demand and collect only registration fee and incorporate such changes in the Record of Rights and the Certificate of Ownership. If the decree is received or produced by or before a Registration Officer or other officers, these officers shall immediately send these decrees to the concerned Tahsildar for necessary action.

18. Serving of Notices:

The service of any notice, intimation of any decision and the communication of any order under the provisions of the Act or these rules shall be effected by giving or tendering a copy of such notice, intimation or order to the person concerned or an adult member of his family or where this is not practicable by sending it to him under certificate of posting.

19. Duplicate Certificate of Ownership:

Any person who loses Certificate of Ownership (or) Certificate of Ownership is mutilated, he can apply to the Tahsildar concerned along with his photograph. The Tahsildar after collecting the fee as may be prescribed shall issue a duplicate Certificate of Ownership electronically, under acknowledgement, duly endorsing that it is a duplicate copy. The issue of a duplicate Certificate of Ownership shall be noted in Form GK-II. In case a duplicate Certificate of Ownership is sought to replace a mutilated Certificate of Ownership, the mutilated Certificate of Ownership shall be surrendered to the Tahsildar for cancellation / destruction.

20. Intimation of Institution of Civil Suit:

Every person proceeding under Sec. 8(2) of the Act shall intimate to the Tahsildar concerned the particulars of the suit. The Tahsildar shall enter the details of the suit in a register in Form GK-XI on the disposal of the suit, the Party shall communicate a copy of the order on the suit to the Tahsildar who shall enter the details in the register in the Form GK-XI. The register in Form GK-XI prescribed shall be open for inspection, and the certified extracts of the same shall be granted.

21. Powers of Commissioner:

The Commissioner, may from time to time, issue such orders and instructions as may be necessary for the purpose of explaining these rules, and to implement the provisions of the Act and the rules made there under properly.

7. Forms as prescribed in the rules are annexed to this notification.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

G. SAI PRASAD
SPECIAL CHIEF SECRETARY TO GOVERNMENT (FAC)

To
The Commissioner of Printing & Stationery (Printing Wing), Vijayawada with a Request to publish the Notification in the Andhra Pradesh Extraordinary Gazette and supply 100 copies of the same.
The Special Chief Secretary & Chief Commissioner of Land Administration, A.P., Vijayawada.
All Departments of Secretariat.
The Principal Secretary to Government, PR & RD Department,
All Collectors/Joint Collectors in the State of Andhra Pradesh (through the CCLA, AP, Vijayawada)
Copy to:
The OSD to the Prl. Advisor to C.M.,
The OSD to Dy. C.M. (Rev.)
The OSD to C.S.
The P.S. to Spl. CS, Revenue (Lands).
The Law (H) Department.
All Land Sections in Revenue Department
SF/SC.

// FORWARDED::BY::ORDER//

SECTION OFFICER

Form–GK-I

Rule 3(1)

RECORD OF RIGHTS OF THE _____VILLAGE

Name of the District :
Name of the Division :
Name of the Mandal :
Name of the Panchayat:

Sl. No	Land parcel No.	Old SurveyNo. &sub-division	Extent of Land Parcel	Uniqu ue ID No	Nature of the Land		Classification of the Land		PROPERTY TAX NO.	DOOR.NO	Khata No	NAME OF THE PROPERTY OWNER
					Original Nature	Sub Nature	Original Classification	Sub Classification				
1	2	3	4	5	6A	6B	7A	7B	8	9	10	11

Particulars of Owners and Occupants											
Owners					Occupants						
Name of the Owner with Father/Husband Name	Extent held by owner out of area shown in Col. 4	How acquired inheritance/ succession /survivorship / purchases /others	Name of the Tenant with Father's /Husband's name under the owner mentioned in Col.11	Extent held by the tenant under the owner in Col.11	Whether a protected tenant	Rent payment to the owner in Col. 11	Name(s) of occupants with Father's/Husband's Name	Extent held by each occupant	Nature of his interest/ occupation	Name of the mortgager with Father's / Husband's Name	Name of the mortgagee with Father's / Husband's Name	Extent
12	13	14	15	16	17	18	19	20	21	22	23	24

Amount date and other particulars of mortgagee whether first mortgage or subsequent mortgage	Whether with or without possession	Details of unregistered encumbrances if any	Rate per acre as per basic valuation Register	Details of Registered (encumbrances) with document No. for preceding 13 years	Remarks & signature of Recording Authority with date	Remarks of Testing (Officer) with dated signature & designation
25	26	27	28	29	30	31

Form-GK-II

Rule 7(1)

RECORD OF RIGHTS OF INDIVIDUALS IN GRAMAKANTAM LAND

Name of the District :

Name of the Division :

Name of the Mandal :

Name of the Revenue Village:

Name of the Panchayat :

SI.No	khata no	Name ofthe property owner /Relation name	Land Parcel No	Old Survey No. / Sub Division	Total Extent of Sy.No	Unique Land Parcel ID	Land Parcel Total Extent	Assessment no. if any	Door no	Mode of Acquisition	Aadhar No: Mobile No: e-mail Id	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)

Form-GK-III

Rule 4(2)

Notice for publication of Draft Record of Rights of Gramakantam Lands

1. Whereas it is proposed to prepare Record of Rights for the Village.....

2. Now, therefore, under Rule 4(1) of the Andhra Pradesh Record of Rights (Certificate of Ownership for GramaKantam Land) Rules, 2022.

The undersigned hereby requires:

1. The draft ROR for ..... village is published
2. All persons claiming any omission or error in the said draft record to furnish to the undersigned a statement in writing in Form-GK-IV of their claims on or before ..... (the date to be specified not earlier than Seven days (07) from the date of publication of the notice).
3. The claims shall be filed in duplicate

Recording Authority

Form–GK-IV

Rule 4(3)

Proforma for Filing Claims

Name of the Mandel :
Name of the Village :
Name of the Panchayat :
Name of the claimant and his permanent address

Sl. No	Name of Mandal	Name of Village	Land Parcel No.	Old Survey No and Sub – Division No.	Total Extent	Property Tax No.	Area in respect of which claim is made	Nature of claim/interest owner, tenant, mortgage, un-registered (Encumbrances) enclosed	Proof in support of claim, copies of document if any to be enclosed.
1	2	3	4	5	6	7	8	9	10

CERTIFICATE:- (I certify that I have given a complete list of my interests in properties in the entire district.)

Signature of Claiman

Form-GK-V
Rule 4(4)

Register showing the claims received in response to Notice in Form-GK-III

Sl. No.	Name of the Village	Name of the petitioner with Father's / Husband's name	Aadhaar No.	Date of receipt of claim	Claim in respect of Old Survey No.& Sub-Div.No.	Land Parcel No	Total extent of Parcel No.
1	2	3	4	5	6	7	8

Assessment No.	Extent for which claim is made	Nature of Claim	Date of enquiry	Result of the enquiry in brief	Remarks of the Recording authority
9	10	11	12	13	14

Form-GK-VI
Rule 6(2)

Notification of final Records of Rights in respect of Gramakantam Lands of the Village

Under sub-section (2) of Section 3 of the Andhra Pradesh Rights in Land and Pattadar Pass Books Act, 1971, it is hereby notified that the preparation of the Record of Rights / updating of the Record of Rights referred to in sub – section (1) of the said Section has been completed in respect of lands in the village of.....(Name of the village)..... (Name of the Mandal)..... (Name of the District).

Seal.

Recording Authority

Form-GK-VII

Rule 7(2)

Notice for Distribution of Certificate of Ownership

It is hereby notified that the Certificate of Ownership have been prepared with reference to the entries in Form-GK-II as required under sub-rule (2) of Rule 7 of the Andhra Pradesh Record of Rights (Certificate of Ownership for GramaKantam Land) Rules, 2022 in respect of.....Village.....Mandal .....District and the same will be delivered to the concerned persons in a Gram Sabha on ..... (Date) .....at ..... (Time) at..... (Place) .....

All the pattadars / owners / tenants / mortgagees occupants in Inam Lands eligible for a Certificate of Ownership are hereby required to attend the said Grama sabha and receive the Certificate of Ownership after payment of [the cost as prescribed by the Commissioner]

TAHSILDAR

.....Mandal

.....District

Form-GK-VIII

Rule 12(2)

Intimation by any Person regarding Acquisition of Rights

The Tahsildar,

.....Mandal

I, Sri/ [(Smt/Kum.)] .....son of/ [daughter of/wife of] .....resident of village.....in Mandal intimate to you the acquisition, as owner/ pattadar/ mortgagee/ occupant/tenant of the following property in the village of.....in.....Mandal.....in District by succession / survivorship / inheritance / partition / purchase / mortgage / gift / lease or otherwise. Details are furnished below:

No.	Land Parcel No.	Old S.No. and Sub-Division	Extent of Land	Assessment No	Details of acquisition
1	2	3	4	5	6

Signature of Intimator

Form-GK-IX
Rule 13(1)&(6)
Notice

Where as the undersigned has received an intimation of the fact of acquisition of a right as described in the schedule here under and it appears that an amendment has to be made in the Record of Rights in consequence thereof .....and/or

Where as the Recording Authority has reason to believe that an acquisition of a right has taken place as described in the schedule here under and it appears that amendment has to be made in the Record of Rights in consequence thereof.

Now, therefore, under sub-section (3) of Section5 of the Andhra Pradesh Rights in Land and Pattadar Pass Books Act, 1971.

All persons interested or affected are hereby required to show cause on or before ..... (date to be specified not being earlier than Fifteen Days (15) days from the service/publication of the notice) as to why the amendment should not be carried out. You..... .....

All persons interested or affected are hereby required to appear on or before the undersigned on .....(date) and .....(Place) .....(time) in connection with the enquiry proposed to be held in respect of the above matter.

1. Schedule Brief purport of proposed amendment

Tahsildar

ఫారం – X

రూలు 16 (1)

ఆంధ్ర ప్రదేశ్ ప్రభుత్వము

రెవిన్యూశాఖ

`గ్రామకంఠ భూయాజమాన్య ద్రువపత్రం

భూ యజమాని ఫోటో

జిల్లా పేరు:

మండలం పేరు:

డివిజన్ పేరు:

గ్రామం పేరు:

1 .యజమాని పేరు :_____

2 .తండ్రి / తల్లి/ భర్త/ భార్యపేరు : _____

3.యజమాని చిరునామా : _____

4. ఆధార్ నెంబరు : _____

5. మొబైల్ నెంబరు : _____

6.గ్రామపంచాయతీ/ మున్సిపాలిటీ పేరు _____

7. ఆస్తి అస్సెస్మెంట్ నెంబరు :_____

8. భూమివివరములు : _____

9. ఆస్తి యొక్క సరిహద్దులు :

తూర్పు :

పడమర :

ఉత్తరం :

దక్షిణం :

ల్యాండ్ పార్సెల్ నెంబర్	సర్వే నెంబర్ / సబ్ డివిజన్ నెంబర్) సంఖ్య(	ఖాతా నెంబర్	విశిష్ట సంఖ్య	విస్తీర్ణం	అనుభవ స్వభావము	భూవాడుక వివరణ
1	2	3	4	5	6	7

గ్రామకంఠం ఆస్తి కి సంబంధించిన ఫోటో

యజమాని సంతకం / బొటన వేలిముద్ర

సంతకం : Tahsildar

QR CODE

Form - GK -XI
Rule - 20
Dispute Register in respect of Gramakantam Lands

Sl. No	LPM No	LPM No Extent	Dispute Extent	Pattadar name as per form - 4K	Pattadar Relation Name	Petitioner Name	Respondent Name	Case Type	Court Complex in which case is filed	Case/ File No.	Dispute Type	Remarks	Upload plaint Copy	Present Status
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9a]	[9b]	[9c]	[9d]	[10]	[11]	[12]